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April 20, 2022

**Beach Haven Land Use Board**

300 Engleside Avenue  
Beach Haven, NJ 08008

**Re: Docket No. 2022-07  
Minor Site Plan  
Dock & Claw Clam Bar  
Block 142, Lot 4  
506 Centre Street  
OLA File No. BHLU-22-DOCK**

Dear Chairwoman and Members:

This office is in receipt of and has reviewed the Minor Site Plan Application for the above referenced site. In addition to the application, the following items were included in the submission:

- A. Hand drawn sketches, two (2) sheets, prepared by the applicant.
- B. Plot Plan of Survey, one (1) sheet, prepared by Nelke, Tyszka Land Surveyors, Inc. The map is unsigned and undated.
- C. Handwritten application supplement, three (3) sheets outlining the alterations to the property in lieu of a traditional Site Plan Map.

The property is currently developed with a restaurant with interior seating around a U-shaped bar. The thirty eight (38) interior seats will remain. The applicant proposes to install four (4) picnic tables on in the side yard to provide an outdoor space for dining, a pick-up area for take out on the same side, a retractable backyard wall, a bike rack to block the driveway access from vehicular traffic and tables/benches within the front yard for patrons to wait.

Based on our review of the submitted materials, we offer the following for the Board's consideration:

1. **Waiver/Exemption-** The applicant requests a waiver/exemption from providing normal site plan detail based upon the fact that the site is fully developed.
2. **Zoning** –The subject site lies within the MC (Marine Commercial) Zone.
  - a. **Minimum Lot Area-** Minimum Lot Area of 6,000 S.F. is required, whereas 4,370 S.F. exists. This is an existing non-conformity, no change is proposed.

- b. **Off-Street Parking-** Parking shall be calculated at a rate of 1 space per 600 S.F. of gross floor area. Four (4) off-street parking spaces are required, whereas zero (0) parking spaces are provided. A variance is required.

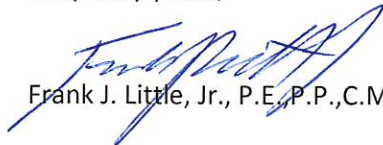
**3. Proposed Site Improvements-**

- a. Four (4) picnic tables (4.7 Ft. X 6 Ft. long) with umbrellas will be stored when the business is closed as to remove the possibility of any use after hours. The picnic tables will extend 6 Ft. perpendicular from the side of the building. Based on the survey provided, four (4) feet will be provided between the end of the tables and the property line.
  - b. High top tables/benches in the front yard for waiting customers. Although this area is grassed, the building lies only 2.73 Ft. from the property line. Therefore, this seating is proposed to be within the public right of way.
  - c. Side door pickup for take-out orders to prevent patrons from waiting on the sidewalk or street.
  - d. Bike rack will be installed to remove the possibility of vehicular access to the property and remove the possibility of patrons leaning bikes on the neighboring fence. The bike rack will be placed within the public right of way.
  - e. String lighting along the easterly building wall will be added as accent lighting.
  - f. Last orders will be taken at 8:30 on weekdays, 9:30 on weekends.
  - g. No live music will be planned, any speakers will be turned off by 10pm.
4. **Deliveries/Refuse Management-** The applicant shall provide testimony as to how deliveries and trash will be managed.
5. **Hours of Operation-** Hours of operation will be 3-9pm on weekdays and 12-10pm on weekends.
6. **Architectural Plans-**No architectural plan have been provided for review as part of this application. There is no indication of the use of the second floor of this structure.
7. **Sewer and Water Utilities-**The structure is currently serviced by public sewer and water. No change is proposed. Review by Borough of Beach Haven Sewer and Water Department may determine that the services need to be replaced or upgraded.
8. **Curb and Sidewalk-** Concrete curb and sidewalk exist along the frontage of the property and no change is proposed. If any portion of the curb is deteriorated or below design standard, it shall be removed and replaced at the direction of the Borough Engineer. A note shall be added to the plan.
9. **Additional Approvals** – Additional approvals will be required from any other agencies that have jurisdiction.

It is therefore recommended that should the Board approve this application; it be conditioned upon consideration of the comments cited above and any other conditions the Board may wish to impose.

Pursuant to the new fee ordinance, escrow fees have been posted with the Borough to cover the professional fee.

Very truly yours,



Frank J. Little, Jr., P.E., P.P., C.M.E.

FJL:ASl:caa

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